

050.A

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0024.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

218,400 / 218,400

USE VALUE:

218,400 / 218,400

ASSESSED:

218,400 / 218,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		RUSSELL PL, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GENTRY JOY ANASTASIA	Prim
Owner 2:	Prim
Owner 3:	Prim
Street 1: 24 RUSSELL PL	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Type:

PREVIOUS OWNER

Owner 1: LIAN ANDY & ZOU MEI HUI -
Owner 2: -
Street 1: 24 RUSSELL PL
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1225 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0 Sq. Ft.	Site			0	0.	0.00	7511										G5	1.					

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	218,400			218,400			250225
							GIS Ref		
Total Card		0.000	218,400			218,400	Entered Lot Size		
Total Parcel		0.000	218,400			218,400	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card: 178.29	/Parcel: 178.29		Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	218,400	0	.	.	218,400		Year end	12/23/2021
2021	102	FV	214,700	0	.	.	214,700		Year End Roll	12/10/2020
2020	102	FV	211,000	0	.	.	211,000	211,000	Year End Roll	12/18/2019
2019	102	FV	199,100	0	.	.	199,100	199,100	Year End Roll	1/3/2019
2018	102	FV	181,700	0	.	.	181,700	181,700	Year End Roll	12/20/2017
2017	102	FV	163,600	0	.	.	163,600	163,600	Year End Roll	1/3/2017
2016	102	FV	163,600	0	.	.	163,600	163,600	Year End	1/4/2016
2015	102	FV	157,100	0	.	.	157,100	157,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIAN ANDY & ZOU	54572-285		4/21/2010	Involved Gov	145,000	No	No		
RUSSELL PLACE D	40283-023		8/1/2003	Involv Chari	135,000	No	No	DEEDED ECL. USE PARKING 1 CAR	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2017								
2/2/2004								

ACTIVITY INFORMATION

Date	Result	By	Name
Measured		DGM	D Mann
Inspected		BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION	
Type:	8 - Condo TnHs.
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 4	BRs: 1
	Baths: 2	HB: 1

GENERAL INFORMATION

Grade:	B- - Good (-)
Year Blt:	2003
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G5
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	10 - None
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

OTHER FEATURES

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	

DEPRECIATION